

**ATTACHMENT 2
BYLAW 17633
FILE: LDA15-0550
BELGRAVIA**

DESCRIPTION: ZONING BYLAW AMENDMENT from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision; BELGRAVIA

LOCATION: 11583 & 11585 – University Avenue NW

**LEGAL
DESCRIPTION:** Lots 13 & 14, Block 19, Plan 3824 HW

APPLICANT: Urban Revision Consulting Inc.
13904- 85 Avenue NW
Edmonton, AB T5R 3Y8

OWNER: La Crete Municipal Nursing Association
PO Box 544
La Crete, AB T0H 2H0

**ACCEPTANCE OF
APPLICATIONS:** November 9, 2015

**EXISTING
DEVELOPMENT:** Two Single Detached Houses and One Detached Garage

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:** That Bylaw 17633 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be APPROVED.

DISCUSSION

1. The Application

Bylaw 17633 proposes to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for lodging and residential units for patients being treated in Edmonton's medical facilities and/or their families, while ensuring development on the site is compatible in built form and character with surrounding residential uses. The proposed built form is comparable to a large semi-detached 2 ½ storey residential use.

The following table compares the uses and regulations of the proposed DC2 provision to the RF1 zone on the subject two lot site:

Table 1:

Component	Proposed DC2	Approved RF1
Permitted Residential Uses	Lodging House (up to 9 sleeping units) Apartment Housing (up to 1 dwelling)	Limited Group Home (up to 6 sleeping units) Minor Home Based Business Secondary Suites Single Detached Housing
Discretionary Residential Uses	(Not Applicable)	Duplex / Semi-detached Housing Garage and Garden Suites Group Homes Lodging Houses
Max Height	8.6 m	8.6 m (under the Mature Neighbourhood Overlay)
Max Total Site Coverage	40 percent	40 percent
Parking	Minimum 9 parking spaces (1 space / 2 Sleeping Units and 1.7 / 3+ bedroom Dwelling)	Minimum 6 parking spaces (based on 1 single detached house with a secondary suite permitted on each lot)

2. Site and Surrounding Area

The subject two lots make up a 0.11 hectare site at the southeast corner of University Avenue NW and 119 Street NW in the Belgravia neighbourhood. It currently accommodates two single detached housing uses and one detached garage under the (RF1) Single Detached Residential Zone.

The site is surrounded by (RF1) Single Detached Residential Zoned lots with similar development on them, abutting one to the east and separated on the other three sides by

Roadways and a lane. North of University Avenue NW, is the Windsor Park neighbourhood.



Figure 1: Aerial view of site (SE Corner of University Avenue NW and 119 St NW)

ANALYSIS

1. Compliance with Approved Plans

The subject site falls within the Neighbourhood Infill Precinct of the McKernan-Belgravia Station Area Redevelopment Plan (ARP). Applicable ARP policies stated below require that, regardless of the zone, height, character and scale regulations of the Mature Neighbourhood Overlay (MNO) apply in this precinct. The proposed DC2 Provision incorporates these requirements into its regulations. Once the site rezones to DC2, these ARP policies will continue to apply to the site.

Relevant ARP policies are as follows:

- 4.4.6 .1 - Permit new development in this precinct to be developed to a maximum height of 2 ½ storeys in accordance with the Mature Neighbourhood Overlay; and
- 4.4.6.2 - Ensure that new development respects the character and scale of existing development through the retention of the Mature Neighbourhood Overlay.

The proposed rezoning in Belgravia also supports the following *The Way We Grow* Policies:

- 4.2.1.1 – Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods; and
- 4.2.1.8 – Address the compatibility of land uses within the neighbourhood in the review of all development proposals

The proposed rezoning within 800 meters of a Light Rail Transit (LRT) station supports the following Strategic Objective of *The Way We Move*:

- 4.1 – to integrate land use planning and transportation to create an accessible, efficient and compact urban form.

The proposed rezoning supports the following Objective of *The Way We Live*:

- 5.4 – to honour and preserve neighbourhood character and history.

The DC2 regulations include building design elements reflected in existing low density development in the area. With the limit to a maximum of three cooking facilities in the lodging house component and one larger family oriented dwelling, the proposal is similar to a four dwelling development accommodated in a semi-detached housing form over the two subject lots.

2. Land Use Compatibility

In addition to meeting the above-noted land use compatibility policies, elevation drawings forming part of the proposed DC2 Provision illustrate building features and materials similar to that of low density housing development in the area. Proposed regulations also reference retaining mature trees where possible on the site and the addition of planting in strategic locations to screen the proposed parking areas from adjacent uses.

3. Environmental Review

An Environmental Site Assessment was not required for this application as the site is already zoned for residential uses.

4. Civic Departments and Utility Agencies

Civic Departments, School Boards and utility agencies have reviewed the proposed rezoning and all comments have been addressed.

Transportation Planning has noted that the site is located a half-block from a primary signalized intersection along University Avenue NW and the application is not anticipated to create additional traffic along local roads within the neighbourhood. The site is on the northern edge of the neighbourhood and is within walking distance of related health services including the Cross Cancer Clinic and the University of Alberta Hospital.

5. Surrounding Property Owners' Concerns

The applicant hosted a preliminary meeting with surrounding property owners as well as the Belgravia Community League (BCL) on November 12, 2014, expressing their interest in purchasing the subject land to accommodate a Compassion House residence.

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This was followed with a pre-application notification letter on February 7, 2015, indicating their plans to rezone. They also invited stakeholders to a community meeting, held on March 26, 2015. Questions and concerns raised at the meeting were about the following aspects of the proposal:

- Building Site: site area, location, massing, design and site landscaping;
- Being a Good Neighbour: Building ownership, occupancy, maintenance and operation, and construction related concerns; and
- Neighbourhood Impacts: Local traffic, on-street parking, property values, quality of life, privacy of adjacent homes and potential blocked sunlight.

In response to public concerns raised, the applicant indicated how this application differed from one previously proposed in another neighbourhood north of University Avenue, and expressed an interest in formulating a Good Neighbour Agreement with the Belgravia community to address operational concerns, if desired.

A revised proposal was shared at a follow-up meeting between the applicant and the BCL and residents, on July 8, 2015. The applicant highlighted changes to their proposal including the following:

- Revision to roof lines and window placement and added building articulations;
- Reduced building height and maximum number of lodging house sleeping units (bedrooms) from 14 to 9;
- Reduced the maximum number of occupants from 28 to 20; and
- Added site regulations respecting MNO clauses and increased landscaping.

Sustainable Development sent an advanced notice on December 7, 2015, to surrounding property owners as well as the Belgravia and Windsor Park Community Leagues and the Central Area Council of Community Area Council. Sustainable Development received concerns about the increase in the number of occupants, and potential for fence damage to adjacent property. Ownership information was also requested.

In addition, a nearby property owner met with the applicant and City staff separately and was provided details about the proposed revisions to the initial proposal and verification that the proposed DC2 provides the number of on-site parking stalls in accordance with current Zoning Bylaw requirements. The applicant's contact information and where to find out about property ownership was also provided.

Sustainable Development staff met with a BCL representative on April 29, 2016, at which time the representative provided input on the applicant's community consultation process, confirmed that the applicant had met with BCL multiple times and had revised the application in response to concerns raised by some of the residents in the area.

A letter from the BCL was received on May 27, 2016 in which the league elaborated on their role as facilitating communication between conflicting viewpoints in the community and with assisting perspectives to be clarified for those who attended all of

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the meetings with the applicant which included three additional meetings to the ones referenced in this report. It was acknowledged that while some individuals may still have concerns, adjustments were made by the applicant to address many of the concerns.

JUSTIFICATION

Sustainable Development recommends that Bylaw 17633 be APPROVED as:

- the application meets the intent of the McKernan-Belgravia Station Area Redevelopment Plan;
- will allow for the accommodation of patients and their families who attend nearby medical facilities, in a manner that is sensitive to and compatible with the characteristics of the surrounding low-density residential neighbourhood; and
- meets the technical requirements of Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Written by: Ania Schoof
Approved by: Tim Ford
Sustainable Development
June 27, 2016



SURROUNDING LAND USE ZONES

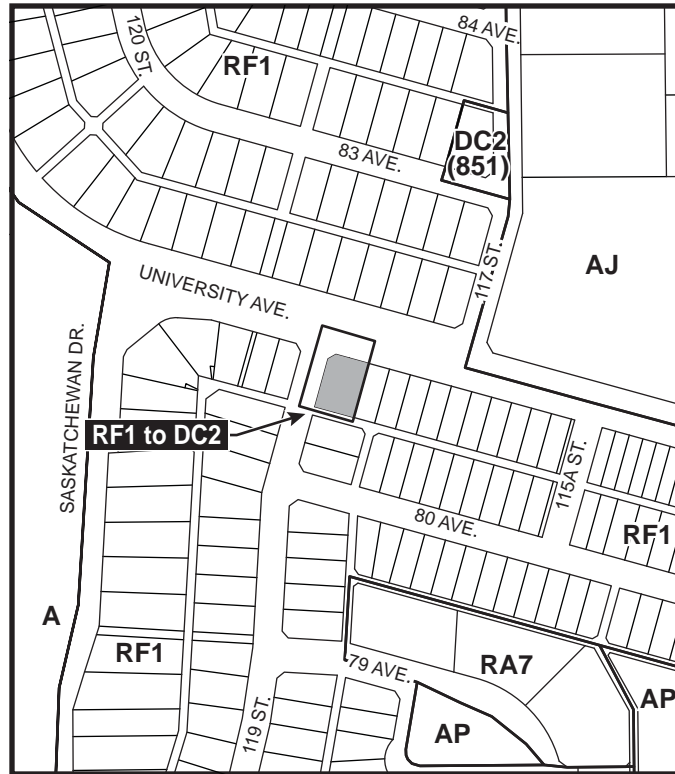


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SUSTAINABLE DEVELOPMENT

BELGRAVIA BYLAW 17633

Location: 11583 and 11585 - University Avenue NW



Proposed Rezoning from



RF1 to DC2



The purpose of proposed Bylaw 17633 is to change the Zoning Bylaw from (RF1) single detached residential zone to (DC2) site specific development control provision; Lots 13 & 14, Block 19, Plan 3824 HW, as shown on the attached sketch. This zone provides the opportunity for a Lodging House and Apartment Housing (one dwelling) for patients being treated in medical facilities, and their families, in a housing form compatible with the surrounding low density residential uses in the neighbourhood. The proposal conforms with policies of the McKernan-Belgravia Station Area Redevelopment Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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